

# LAND USE ORDINANCE 2008-04

## CHAPTER 6

### PARKING REQUIREMENTS

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#### 6.1. OFF-STREET PARKING.

At the time any building or structure is erected, enlarged, or increased in capacity or any use is established, there shall be provided off-street parking space for automobiles in accordance with the requirements contained in this Ordinance.

#### 6.2. SIZE.

The dimension of each off-street parking space shall be at least nine feet (9') by twenty feet (20') for diagonal or ninety-degree (90°) spaces; or nine feet (9') by twenty-two feet (22') for parallel spaces, exclusive of access drives or aisles. The Leeds Planning Commission may reduce the size of thirty percent (30%) of the parking spaces by twenty percent (20%) for compact cars.

#### 6.3. ACCESS TO INDIVIDUAL PARKING SPACE.

6.3.1. Except for single-family and two-family dwelling, access to each parking space shall be from a private driveway and not from a public street.

6.3.2. Two-way driveways shall be a minimum width as follows:

6.3.2.1. Primary access must be at least twelve (12) feet in width, plus two (2) feet of unobstructed width on each side. Flag lots refer to Chapter 4.3.2.2.2.

6.3.2.2. Twenty-four (24) feet for commercial and multi-family developments.

6.3.3. For all new construction and additions, where the driveway or private road meets a public paved road, the first ten (10) feet of driveway or private road starting at the public paved road must be paved, unless the remodel is less than 25% of the original square footage of the home.

#### 6.4. NUMBER OF PARKING SPACES.

The number of off-street parking spaces required shall be as follows:

**6.4.1. Business or professional offices:**

One (1) parking space for each one hundred (100) square feet of floor area.

**6.4.2. Churches with fixed seating:**

One (1) parking space for each 3.5 fixed seats, or one (1) parking space for each seven (7) feet of linear pew, whichever is greater.

**6.4.3. Residential Parking Area.**

**6.4.3.1.** The number of off street parking spaces required for residential development shall be as follows:

**6.4.3.1.1.** Single-family dwelling and two-family dwelling units shall have two fully enclosed garage parking spaces per dwelling unit, unless the expansion or addition is less than 50% of the square footage of the existing home, or the garage would impose upon existing setbacks. New homes refer to Chapter 4.7.

**6.4.3.1.2.** If an existing garage is to be turned into living space, a building permit will be required, and additional garage space must be provided elsewhere on the property.

**6.4.3.1.3.** All other dwellings, including townhouses and condominiums, shall have two (2) parking spaces per dwelling unit, at least one of which shall be fully enclosed. No street parking shall be counted toward meeting the parking requirement. Tandem parking shall not count toward the parking requirement. No parking area shall be located within the required front setback facing a public street. All parking shall be on site.

**6.4.3.1.4.** Parking for all dwelling units must also comply with paragraph 6.8 "Residential Parking."

**6.4.4. Dwelling, Multi-family:**

**6.4.4.1.** Studio, one (1) bedroom and two (2) bedrooms: One and one-half (1.5) parking spaces per dwelling units.

**6.4.4.2.** Three (3) or more bedrooms: Two (2) parking spaces per unit.

**6.4.5. Furniture and appliance stores:**

One (1) parking space for each 600 square feet of floor area.

**6.4.6. Hotels, motels, motor hotels:**

One (1) parking space for each living or sleeping unit, plus parking space for all accessory uses as herein specified.

**6.4.7. Restaurants, taverns, private clubs, and all other similar dining and/or drinking establishments:**

One (1) parking space for each 2.5 seats or one (1) parking space for each one hundred (100) square feet of floor area (excluding kitchen, storage, etc.), whichever is greater.

**6.4.8. Retail stores, shops, except as provided 6.4.5 above:**

Three (3) parking spaces for every one-thousand (1,000) square feet of floor area (excluding storage).

**6.4.9. Wholesale establishments, warehouses, and manufacturing establishment:**

No less than one (1) parking space per two thousand (2,000) square feet of building area.

**6.4.10. Shopping centers or other groups of uses listed above:**

Parking requirements will be determined by the Leeds Planning Commission and approved by the Town Council, but in no case less than three (3) parking spaces per one-thousand (1,000) square feet of total floor space.

**6.4.11. All other uses not listed above:**

As determined by the Leeds Planning Commission and approved by the Town Council, based on the nearest comparable use standards.

**6.5. ACCESS REQUIREMENTS.**

Adequate ingress and egress to and from all uses shall be provided as follows:

**6.5.1. Residential lots:**

No driveway shall be closer than three (3) feet to a side property line.

**6.5.2. Other than residential lots:**

Access shall be provided to meet the following requirements:

- 6.5.2.1. Not more than two (2) driveways shall be used for each one hundred (100) feet or fraction thereof of frontage on any street.
- 6.5.2.2. No two (2) of said driveways shall be closer to each other than twelve (12) feet, and no driveway shall be closer to a side property line than three (3) feet.
- 6.5.2.3. No driveway shall be closer than ten (10) feet of any intersection at any corner as measured along the property line.
- 6.5.2.4. In all cases where there is an existing curb and gutter or sidewalk on the street, the applicant for a permit shall continue the curb, gutter, and sidewalk along the entire frontage of the property, except for the permitted driveways. If the sidewalk abuts the curb, the sidewalk shall be four (4) feet in width. The height, location, and structural specifications of the curb, gutter, and sidewalk shall be in accordance with the Town of Leeds Design and Construction Standards.
- 6.5.2.5. Where there is no existing curb and gutter or sidewalk, the applicant may be required to install such in accord with 6.5.2.4 above. If the curb, gutter, and sidewalk are not required, there is a minimal requirement to provide eight (8) feet wide safety space for a pedestrian walking along the entire length of property frontage except in front of permitted driveways.
- 6.5.2.6. All other uses not listed above as determined by the Leeds Planning Commission and approved by the Town Council, based on the nearest compatible use standards.

**6.6. LOCATION OF GASOLINE PUMPS.**

Gasoline pumps shall be set back not less than eighteen (18) feet from any street line to which the pump island is perpendicular, and twelve (12) feet from any street line to which the pump island is parallel, and not less than thirty (30) feet from any residential district boundary line. If the pump island is set at an angle on the property, it shall be so located that the automobiles stopped for service will not extend over the property line or sidewalk.

**6.7. MAINTENANCE OF PARKING AREAS.**

Every parcel of land used as a public or private parking lot shall be developed and

maintained in accordance with the following requirements:

**6.7.1. Surfacing.**

Each off-street parking lot shall be surfaced with an asphalt type substance or Portland cement or other binder pavement to provide a dustless surface. The parking area shall be so graded as to dispose of all surface water. If such water is to be carried to adjacent streets it shall be piped under sidewalks.

**6.7.2. Screening.**

The sides and rear of any off-street parking lot that faces or adjoins a residential district shall be screened from such district by a masonry wall of solid visual barrier fence six (6) feet in height. In the event that the sides of the off-street parking lot must be screened from an adjoining residential district, the fence must not be extended to the point that it obscures the vision of motorists, and it must be in accordance with the Town of Leeds Design and Construction Standards.

**6.7.3. Commercial parking lots shall be Xeriscaped and be approved by Town Staff.**

Each parking area shall be permanently groomed, maintained, and kept free of weeds.

**6.7.4. Lighting.**

Lighting used to illuminate any parking lot shall be arranged to reflect the light away from adjoining premises in any residential district, and from street traffic. The lighting must comply with the Leeds Lighting Ordinance.

**6.8. RESIDENTIAL PARKING.**

**6.8.1.** Residential zones of less than two acres; on-street parking is discouraged and property design should be such that adequate on-property parking is provided.

**6.8.2.** Residential zones of two (2) acres or larger; on-street parking is strongly discouraged. Property design shall be such that adequate on-property parking is sufficient for normal use including visitors.

**6.8.3.** In areas where there are no curb, vehicles parking on the street must be parked in a manner that allows for the safety and welfare of the public. Parked vehicles shall not have more than two (2) feet of the vehicle covering the hard asphalt surface. If on-street parking is interfering with the normal flow of traffic all vehicles may be cited for obstruction of traffic. In the case of an event that is scheduled in Leeds that will result in more than ten (10) cars

parked on the street, the event sponsor must obtain a permit from the Leeds Town Clerk and confirm that parking will be controlled in such a manner that no disruption in the normal flow of traffic will be affected.

#### **6.9. PARKING HEAVY EQUIPMENT.**

Heavy equipment in excess of 12,000 lb. gross vehicle weight excluding pick-up trucks and including, but not limited to, construction equipment, excavation equipment, dump trucks, front end loaders, road graders, 18-wheel semi trailer rigs, school buses, and live stock trucks may be parked in open space zones providing the following restrictions are met:

- 6.9.1.** Equipment shall be parked on property owned by the same person who is the registered owner of the equipment;
- 6.9.2.** Equipment shall not be parked on any roadway, street, or highway fronting or bordering the property, but shall be parked on the lot and/or parcel itself;
- 6.9.3.** The equipment shall be parked in a place and manner to be reasonably screened from view from the roadway on which the property fronts;
- 6.9.4.** The equipment engines and/or associated motors (i.e., refrigeration units) shall not be allowed to run while parked;
- 6.9.5.** All equipment used for construction may be parked on the construction site during the period of ongoing construction that is authorized by a current building permit. In the case of a subdivision, the equipment may be parked on the subdivision property during construction but shall be removed at the end of the construction period.